

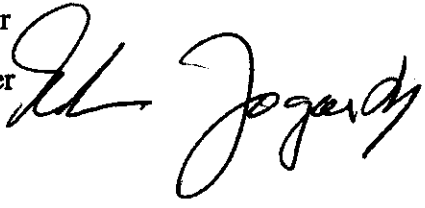


Department of Land Use

MEMORANDUM

To: Christopher Bullock, President, New Castle County Council
Members, County Council

Copy: Thomas P. Gordon, County Executive
David Grimaldi, Chief Administrative Officer

From: Eileen P. Fogarty, Land Use General Manager 

Date: March 25, 2014

Subject: Annual Report: Workforce Housing Program
Period: Calendar Years 2008 through 2013

The New Castle County Department of Land Use is pleased to submit an Annual Report to County Council regarding an analysis of the use and effectiveness of the Workforce Housing Program in New Castle County, Delaware. This report is prepared pursuant to Section 40.07.353 of the New Castle County Code.

CODE AMENDMENTS

Ordinance 07-150. Adopted by County Council on February 26, 2008, the purpose of the ordinance was to encourage the construction of a more diverse selection of housing types throughout New Castle County that will accommodate a wide range of income levels and enable more residents to live and work in the county. The ordinance provided a voluntary Workforce Housing Program that included developer incentives in the Unified Development Code to add certainty to the development process and remove impediments that may have previously discouraged developers from constructing new workforce housing units.

Subsequently, the Council has twice amended the Code in a continuing effort to improve a process that is determined to be in the best interest of the public and County, as follows:

Ordinance 08-113. Adopted December 9, 2008, the ordinance provided a temporary stay on submission of land development applications that proposed the creation of new workforce housing units until County Council had an opportunity to revisit the workforce housing incentives.

Ordinance 08-121. Adopted February 24, 2009, the ordinance clarified and improved the workforce housing legislative initiatives intended when County Council previously adopted Ordinance 07-150. Specifically, the workforce housing legislation was amended to

- 1) require that units priced for low or moderate income households be owner-occupied; and
- 2) require that an existing record plan proposing more than a 50% increase in lots or more than 100 lots (whichever is less) will be considered a major land development plan; and
- 3) prohibit attached, semi-attached and multi-family dwelling units in plans that are not open space planned developments; and
- 4) remove the Department's ability to permit some flexibility in the site development incentives; and
- 5) remove the provisions for an expedited plan review process; and
- 6) clarify the affordability period.

Ordinance 13-089. Adopted January 28, 2014, the ordinance provided a temporary stay (180-days, subject to a 90-day extension) on the workforce housing development provisions that were adopted in 2008. It provides the County Council and the Administration an opportunity to develop provisions that will better meet the goals designed to increase home ownership opportunities, promote affordable housing, strengthen communities, and ensure equal opportunities in housing.

COMPLETE PLAN SUBMISSIONS

Following the adoption of Ordinance 07-150, the New Castle County Department of Land Use has received eighteen (19) complete workforce housing development applications that propose the construction of new residential dwellings designated as workforce housing units for households of low and moderate income levels. In total, the Department has received workforce housing development applications that propose 4,824 dwelling units, 735 of which are designated as workforce housing units for households of low and moderate income levels.

MORATORIUM SUBMISSIONS

The Department received five (5) workforce housing development proposals after the temporary stay was announced. Pursuant to the County Code, each submission is being evaluated for sufficiency and completeness, whereupon the Department will communicate accordingly with the applicant for each of the said proposals.

RECORDED WORKFORCE HOUSING APPLICATIONS

SPRING OAKS	2006-0188	Appoquin	D-MAJ	N/A	247	49	101.96	2.42	78.80
HIGH HOOK FARMS	2007-0438	Appoquin	D-REZN	N/A	390	78	200.43	1.95	132.64
IRONSIDE CROSSING	2008-0287	Christina	D-MAJ OSP	N/A	20	4	9.73	2.06	5.71
PRESERVE AT ROBINSON FARM	2008-0313	Appoquin	D-MAJ OSP	150	476	65	183.59	2.59	114.50
MARRA LANDING	2008-0421	Red Clay	D-MAJ OSP	N/A	27	5	10.45	2.58	5.02
THE RESERVE AT BECKS POND	2008-0789	Christina	D-MAJ	N/A	240	48	27.10	8.86	20.76
GOLDS-BOROUGH FARM	2008-0798	Appoquin	D-MIN	N/A	144	13	65.03	2.21	24.08
BAYBERRY NORTH - WFH	2008-0829	Appoquin	D-MIN	N/A	951	39	463.42	2.05	175.84
PONDS OF ODESSA	2008-0917	Appoquin	D-MIN	180	280	20	164.29	1.70	107.87
CHURCH-MANS MEADOWS	2008-0941	Colonial	D-MIN	145	245	20	29.44	8.32	18.04
THE RESERVE AT BECKS POND	2011-0373	Christina	D-RSUB	N/A	N/A	N/A	N/A	N/A	N/A

EXPIRED WORKFORCE HOUSING APPLICATIONS

COOK PROPERTY	2008-0073	Appoquin	D-MAJ OSP	N/A	401	80	156.67	2.56	99.25
BOYDS CORNER FARM	2008-0288	Appoquin	D-REZN	N/A	349	70	62.45	4.60	12.15

ATLANTIC BUSINESS PARK	2008-0795	Christina	D-REZN	N/A	192	38	11.72	16.38	?
WESCOAT	2008-0826	Christina	D-MAJ	16	43	5	25.97	1.66	16.63
MARIA'S COURT	2008-0841	Christina	D-MAJ	N/A	19	4	7.89	2.41	6.88
ESTATES AT LONG BRANCH	2008-0907	Appoquin	D-MIN	70	149	16	110.19	1.35	80.20
CHURCH-TOWN MANOR	2010-0198	Appoquin	D-MAJ OSP	N/A	273	55	139.88	1.95	73.00

SUMMARY OF WORKFORCE HOUSING PROJECTS

ACTIVE	0	0	0
EXPIRED	8	1,804	394
RECORDED	10	3,020	341

SUMMARY

The legislation was an immediate success within the development community; however, the sluggish housing market has negatively impacted the continued development of residential communities. The Department has and will continue to explore a variety of proposals that are intended to enhance a workforce housing program that is clearly in the best interests of County residents. During the 180-day moratorium period, discussions will continue in an effort to refine the existing ordinance and develop a program that is consistent with current and projected real estate market conditions.

The Department appreciates the opportunity to report on the Workforce Housing Development Program in New Castle County.